

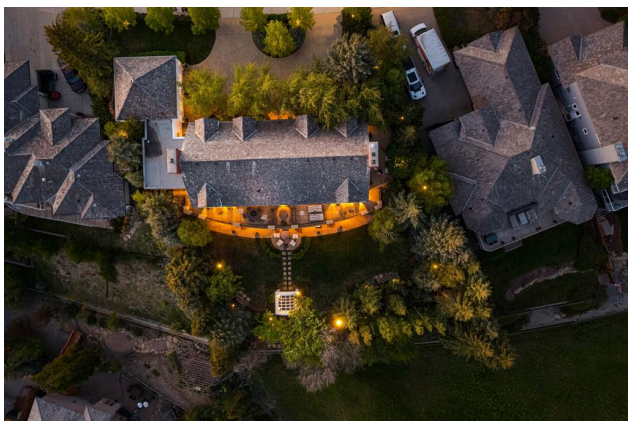


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3050 SIGNAL HILL Drive, Calgary T3H 2X7**

MLS®#: **A2140784**      Area: **Signal Hill**      Listing Date: **06/13/24**      List Price: **\$5,900,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **18,115 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Landscaped**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **4,449**  
 Low Sqft:  
 Ttl Sqft: **4,449**

DOM

**160**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Utilities and Features

Roof: **Cedar Shake**      Construction: **Stucco,Wood Frame,Wood Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Lighting,Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,See Remarks,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`5" x 7`10"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>7`7" x 15`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`10" x 18`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`0" x 13`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>19`8" x 21`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`3" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 14`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>23`1" x 14`7"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`2" x 6`6"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`3" x 15`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>14`3" x 14`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>16`8" x 15`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>19`2" x 14`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 14`11"</b>

**Bedroom - Primary**  
**Walk-In Closet**  
**Bedroom**  
**Laundry**  
**Game Room**  
**Storage**  
**Furnace/Utility Room**

**Second** 33`2" x 15`0"  
**Second** 4`7" x 17`5"  
**Basement** 22`1" x 14`1"  
**Basement** 5`7" x 14`10"  
**Basement** 26`2" x 24`7"  
**Basement** 8`3" x 9`4"  
**Basement** 8`0" x 33`6"

**Walk-In Closet**  
**3pc Bathroom**  
**Exercise Room**  
**Office**  
**Storage**  
**Hobby Room**  
**Walk-In Closet**

**Second** 8`0" x 14`8"  
**Basement** 5`8" x 15`0"  
**Basement** 12`9" x 18`5"  
**Basement** 16`2" x 13`2"  
**Basement** 3`10" x 11`1"  
**Basement** 16`1" x 14`10"  
**Basement** 3`10" x 12`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**9011517**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Don't miss this exceptional opportunity in Signal Hill. This unique home, with interiors designed by Paul Levoie and architecture by Jenkins Architecture, sits on a 125' x 155' lot on Battalion Park Ridge, offering unobstructed sunset views over the Rocky Mountains. As you arrive via the circular drive, you'll be surrounded by mature trees and lush landscaping. French doors welcome you into the foyer, with sightlines extending to the backyard. This home is perfect for entertaining, featuring both formal living and dining rooms, as well as a casual family room and dining area for more relaxed gatherings. At the center is the stunning kitchen, boasting a large island, 3" granite counters, Gaggenau ovens, a 6-burner Wolf range, and a granite slab backsplash. The main level also includes a deck that spans the length of the home, providing ample space to entertain, relax, and dine. The upper level houses four spacious bedrooms, each with a sunny dormer nook. The primary suite features a large walk-in closet, an ensuite bath, and its own wood-burning fireplace, perfect for cozy evenings. The walk-out lower level offers a spacious rec room with a bar and a temperature-controlled wine room. This level also includes an office, an art studio, a bedroom with an ensuite, and a media room currently used as a fitness room. The lower level opens to an expansive patio in the private south-facing backyard with scenic views. A staircase from the gazebo leads to a secluded garden, providing ultimate peace and tranquility. This home is rich in details, including coffered ceilings, floor-to-ceiling cabinetry, two additional wood-burning fireplaces with ornate mantels, elegant drapery, built-ins, window shutters, hidden downspouts in the columns, and mature trees outside every window for added privacy. To truly appreciate all this home has to offer, it must be experienced in person.**

Inclusions:  
 Property Listed By:

**Ovens x3, Refrigerator x2, Dishwasher x2, Garage heater, Projector, Alarm system, security camera**  
**Century 21 Masters**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**